

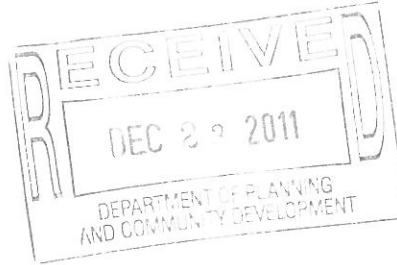


Solutions L.L.C.

1281 East Magnolia, Fort Collins, CO 80524 Phone: (303) 808-7469

Fax: (888) 404-3391

Elizabeth Hughes
SCM Solutions, LLC
1281 East Magnolia #186
Fort Collins, CO 80524
December 14, 2011



Brian Krueger
City of Bozeman Planning
20 East Olive Street
Bozeman, MT 59715

Dear Mr. Krueger:

Starbucks Coffee Company proposes the construction of a 1,750 square foot building with indoor and outdoor seating and drive-thru at the northwest corner of Tschache Lane and North 19th Avenue in the StoneRidge Planned Unit Development. Site development is to include one structure designed to meet The City of Bozeman's entryway corridor design standards, one trash corral to meet standards, 17 parking spaces, signage in accordance with code and landscaping to meet or exceed city regulations.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth Hughes".

Elizabeth Hughes
SCM Solutions, LLC

AGENCY REFERRALS

ZONING DEPARTMENT

CITY OF BOZEMAN
20 E. OLIVE ST
BOZEMAN, MT 59715
(406) 582-2260
CONTACT: BRIAN KRUEGER

BUILDING DEPARTMENT

CITY OF BOZEMAN
20 E. OLIVE ST
BOZEMAN, MT 59715
(406) 582-2375
CONTACT: NEIL POULSEN

FIRE DEPT

BOZEMAN FIRE DEPARTMENT
34 NORTH ROUSE
BOZEMAN, MT 59715
(406) 582-2350
CONTACT: GREG MEGAARD

WATER

CITY OF BOZEMAN WATER & SEWER
814 N BOZEMAN AVE
BOZEMAN, MT 59715
(406) 582-3200
CONTACT: JOHN ALSTON

HEALTH DEPARTMENT

GALLATIN CITY-COUNTY HEALTH DEPT.
311 WEST MAIN
BOZEMAN, MT 59715
(406) 582-3120
CONTACT: SEAN HILL

STARBUCKS

STARBUCKS COFFEE COMPANY
3801 E. FLORIDA AVE. #915
DENVER, CO 80210

CIVIL ENGINEER

STERLING DESIGN ASSOCIATES, LLC
2009 W. LITTLETON BLVD. #210
LITTLETON, CO 80120
(303) 794-4727
CONTACT: JEFFREY A. HOLLEY, PE

LANDSCAPE ARCHITECT

STERLING DESIGN ASSOCIATES, LLC
2009 W. LITTLETON BLVD. #210
LITTLETON, CO 80120
(303) 794-4727
CONTACT: WAYNE STERLING

STARBUCKS COFFEE COMPANY

LOCATED IN E. 1/2 SEC. 2, T. 2 S., R. 5 E.
OF P.M.M. GALLATIN COUNTY, STATE OF MONTANA

COVER SHEET



VICINITY MAP

1" = 600'

DRAWING INDEX

C100	COVER SHEET
C101	SURVEY
C201	SITE PLAN
C202	SITE DETAILS
C203	SITE DETAILS
C301	GRADING PLAN
C302	GRADING PLAN DETAILS
C401	EROSION CONTROL PLAN
C402	EROSION CONTROL DETAILS
C501	UTILITY PLAN
C502	UTILITY PLAN DETAILS
C701	STARBUCKS SITE SIGNAGE
C702	STARBUCKS SITE SIGNAGE DETAILS
L101	LANDSCAPE PLAN
L201	IRRIGATION PLAN
L202	IRRIGATION DETAILS
P101	PHOTOMETRIC PLAN
A111	FLOOR PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS

* NOT INCLUDED IN DESIGN REVIEW SUBMITTAL

SITE DATA

LAND AREA	45,513 S.F. (1.045 ACRES)
FLOOR AREA	1,750 SF
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
BUILDING HEIGHT	18'
TOTAL BUILDING COVERAGE	1,750 SF (3.9%)
HARDSCAPE SURFACE AREA	18,291 SF (40.2%)
LANDSCAPE AREA	25,472 SF (55.9%)
PRESENT ZONING CLASS	M1
PROPOSED USES	DRIVE-THRU COFFEE SHOP
MONUMENT SIGN	5' HT., 5' SETBACK
PARKING SPACES REQUIRED	1 PER 50 S.F. OF PUBLIC AREA 1 H.C. SPACE (VAN ACCESSIBLE)
PARKING SPACES PROVIDED	17 (INCLUDES ONE H.C.)
DRIVE-THRU STACKING	10 SPACES

LEGAL DESCRIPTION

LOT 3 OF THE FINAL PLAT OF HOME DEPOT MINOR SUBDIVISION NO. 319, LOCATED IN EAST 1/2 OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST, P.M.M., BOZEMAN, GALLATIN COUNTY, MONTANA, ACCORDING TO THE PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER, GALLATIN COUNTY, MONTANA. SAID PROPERTY IS FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE EASTERLY 091°39'02", ASSUMED AZIMUTH FROM NORTH, 81.55 FEET ALONG THE NORTH LINE OF SAID LOT 3 TO A POINT ON A CURVE WITH THE CENTER OF CIRCLE LYING SOUTHWESTERLY 242°00'28" AZIMUTH 1577.02 FEET FROM SAID POINT; THENCE SOUTHEASTERLY 273.64 FEET ON SAID CURVE, RADIUS 1577.02 FEET AND CENTRAL ANGLE 09°58'30" ALONG THE EAST LINE OF SAID LOT 3 TO A POINT ON A CURVE WITH THE CENTER OF CIRCLE LYING NORTHWESTERLY 300°42'45" AZIMUTH 88.00 FEET FROM SAID POINT; THENCE SOUTHWESTERLY 70.83 FEET ON SAID CURVE, RADIUS 88.00 FEET AND CENTRAL ANGLE 46°07'06" ALONG THE SOUTH LINE OF SAID LOT 3; THENCE WESTERLY 258°45'50" AZIMUTH 141.83 FEET TANGENT TO SAID CURVE ALONG SAID SOUTH LINE; THENCE NORTHERLY 355°53'38" AZIMUTH 43.45 FEET ALONG THE WEST LINE OF SAID LOT 3; THENCE NORTHERLY 001°39'10" AZIMUTH 283.83 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

TOTAL AREA = 45,513 SQUARE FEET, 1.0448 ACRES OR 4,228.3 SQUARE METERS

GENERAL NOTES (CONT.)

- THE CONTRACTOR SHALL SEQUENCE THE INSTALLATION OF UTILITIES IN A SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO THE INSTALLATION OF WATER LINES AND DRY UTILITIES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES TO OBTAIN TEMPORARY POWER, TELEPHONE AND WATER SERVICE DURING CONSTRUCTION. ALL COST FOR TEMPORARY SERVICES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FOR WORK INCLUDING, BUT NOT LIMITED TO DEMOLITION, STREET CUTS, UTILITY INTERFERENCES, TRAFFIC CONTROL, GRADING, AND UTILITY FROM ALL APPLICABLE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN CONSTRUCTION FENCE PRIOR TO, AND THROUGHOUT CONSTRUCTION.
- UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY TO FURNISH SAFE WORKING CONDITIONS FOR THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL HEALTH AND SAFETY RULES AND REGULATIONS.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE M.U.T.C.D. TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (CITY, COUNTY, OR STATE) FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK AND INSPECTIONS AS REQUIRED BY THE CITY, STATE, OR LOCAL DISTRICTS. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- THE CONTRACTOR SHALL NOTIFY THE CITY AND LOCAL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST ASSOCIATED WITH INSPECTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
- ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREA IS STABILIZED WITH HARD SURFACE OR PERMANENT LANDSCAPING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO STREET PAVEMENT, FENCES, SOD, LANDSCAPING, SPRINKLER SYSTEMS, AND UTILITIES DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL LOCATION AND CONDITION.
- INCLUDED IN THIS PACKAGE IS THE DEMOLITION AND DISPOSAL OF ALL EXISTING UTILITIES, SITE IMPROVEMENTS AND SITE FURNISHINGS NEEDED FOR CONSTRUCTION OF THE IMPROVEMENTS SHOWN IN THIS SET OF CONSTRUCTION DRAWINGS. ALL QUESTIONS IN REGARD TO DEMOLITION SHALL BE SUBMITTED TO THE OWNER IN WRITING PRIOR TO BID.
- ALL DEMOLITION, REMOVAL, DISPOSAL AND ABANDONMENT OF UTILITIES, STRUCTURES, SITE IMPROVEMENTS AND SITE FURNISHINGS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL STANDARDS AND SPECIFICATIONS.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTING ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
- R/W ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAMES TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE CITY STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY INSPECTOR AT ALL TIMES.
- NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE CITY, COUNTY, STATE OR LOCAL DISTRICT AND THE ENGINEER OF RECORD.
- IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE PROJECT MANAGER FOR STARBUCKS AND THE ENGINEER IMMEDIATELY.
- BENCHMARK VERIFICATION: THE CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
- ALL GRADING, COMPACTION, AND PAVEMENT CONSTRUCTION WILL BE IN ACCORDANCE WITH RECOMMENDATIONS FROM THE GEOTECHNICAL INVESTIGATION PREPARED SPECIFICALLY FOR THIS SITE.

- CONTRACTOR SHALL SPECIFICALLY REFER TO CITY OF BOZEMAN "DESIGN STANDARDS AND SPECIFICATIONS POLICY" PLANS AND SPECIFICATIONS REVIEW POLICY SECTION C CONSTRUCTION COORDINATION ITEMS 1 THRU 8 PRIOR TO START OF CONSTRUCTION AND COORDINATE THE REQUIREMENTS OF SAID POLICY WITH THE PROJECT MANAGER FOR STARBUCKS.
- CONTRACTOR SHALL DESIGNATE A QUALIFIED "RESIDENT PROJECT REPRESENTATIVE (RPR)" AS REQUIRED BY THE CITY AND AS COORDINATED WITH THE STARBUCKS CONSTRUCTION MANAGER. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING AS REQUIRED BY THE CITY AND AS COORDINATED WITH THE PROJECT ENGINEER AND THE STARBUCKS CONSTRUCTION MANAGER. THE CONTRACTOR SHALL PROVIDE ALL DOCUMENTATION REQUIRED BY THE CITY AND THE PROJECT ENGINEER TO ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION AND A CERTIFICATE OF COMPLETION AND ACCEPTANCE.

BENCHMARK

NW CORNER OF 19TH AVE. AND TSCHACHE LANE. "X" ON BOLT ON FIRE HYDRANT.
ELEVATION=4723.22 FT (CITY OF BOZEMAN DATUM)
ELEVATION=4738.66 FT. (NGVD-1929)

BASIS OF BEARINGS

BASIS FOR AZIMUTHS FROM NORTH: WEST LINE OF LOT 3, MINOR SUBD. NO. 319 BEING 001°39'10" AZIMUTH
[N45°00'00"E] BEARING COMPUTED FROM AZIMUTH SHOWN

PRELIMINARY
NOT FOR CONSTRUCTION



STARBUCKS COFFEE COMPANY

3801 E. FLORIDA AVE #915
DENVER, COLORADO 80210
(303) 758-0960

THESE PLANS AND SPECIFICATIONS, AS WELL AS STARBUCKS' NAME AND LOGO, TRADEMARKS AND DESIGNS ARE THE EXCLUSIVE PROPERTY OF STARBUCKS CORPORATION. ANY REPRODUCTION, MODIFICATION, DISCLOSURE AND/OR USE OF THESE MATERIALS (ON ANY PORTION OF THEM) WITHOUT STARBUCKS' PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.

Sterling Design Associates, Inc

2009 W. Littleton Blvd. #210, Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF
JEFFREY A. HOLLEY, P.E.
MONTANA REGISTRATION NO. 17320
EXP. 6.30.08. FOR AND ON BEHALF OF
STERLING DESIGN ASSOCIATES, LLC

ISSUES	DATE	DESCRIPTION
1	09.09.07	COUNTY SUBMITTAL
2	12.13.11	OWNER UPDATE

PROJECT: STARBUCKS COFFEE
19TH AND TSCHACHE LN.
BOZEMAN, MT
COUNTY: GALLATIN COUNTY

PROJECT #: 43758-001

CONCEPT: MSS_V2

ISSUE DATE: 12-13-11

PM: WS
DM: SLADE BLANCHARD
CM:

SHEET TITLE:
COVER SHEET

SCALE:
1" = 20'

SHEET NUMBER
C100

CALL UTILITY NOTIFICATION
MONTANA

1-800-424-5555

CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

SURVEY REQUESTED BY SCM SOLUTIONS, LLC TO SHOW IMPROVEMENTS, EXISTING EASEMENTS AND ENCUMBRANCES ON AN EXISTING LOT.

OWNERS: THORNTON GATEWAY PARTNERSHIP, III L.L.C.
KLC PARTNERS, L.L.C.
DEED REF: DOC NO. 2205038 AND 2205039

PROPOSED INSURED: STARBUCKS CORPORATION, A WASHINGTON CORP.
3801 E. FLORIDA AVE, SUITE 915
DENVER, CO 80210

LEGEND

- (R) RECORD DISTANCE OR AZIMUTH
(M) MEASURED DISTANCE OR AZIMUTH
● FOUND 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED (TEI) OR AS NOTED
○ SET 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED (C&H ENGR. #9518-ES)

BASIS FOR AZIMUTHS FROM NORTH: WEST LINE OF LOT 3, MINOR SUBD. NO. 319 BEING 001°39'10" AZIMUTH
[N45°00'00"E] BEARING COMPUTED FROM AZIMUTH SHOWN

- PROPERTY LINE
— ADJOINING PROPERTY LINE
— EASEMENT LINE
--- UNDERGROUND POWER LINE
--- UNDERGROUND GAS LINE (APPROX. 2.5' DEEP)
--- SANITARY SEWER LINE
--- WATER LINE (APPROX. 6.5' DEEP)
--- CONTOUR LINE
--- EDGE OF GARDEN AREA
--- EXISTING IMPROVEMENTS

GENERAL NOTES

- Property lies outside of any designated 100 year floodplain per City of Bozeman FIRI Community Panel Number 300028 0007 C, dated July 15, 1988. (Panel not printed, area in Zone X)
- Site Address: 1765 North 19th Avenue
Bozeman, MT 59718
- Montana Department of Transportation (MDT) 907 North Rouse Avenue
Bozeman, MT

Zoning Notes:
Existing Zoning: M-1, City of Bozeman Unified Development Ordinance
Lot Coverage for M-1 District—entire lot, exclusive of required yards and parking, may be covered by principal and accessory buildings.
Min. Lot Area 7500 sf
Min. Lot Width 75'
Max. Building Height 45'
Minimum Yard Structures
Front 20'
Sides 3' (except 0' as allowed by 18.36.080 B.M.C.)
Rear 3'
Parking and Loading Areas
Front 20'
Sides 0'
Rear 0'

Note: All yards are subject to the provisions of 18.30.080, 18.38.080, 18.44.100 and 18.48.100 of B.M.C. where applicable.

BENCHMARK

NW CORNER OF 19TH AVE. AND TSCHACHE LANE. "X" ON BOLT ON FIRE HYDRANT. ELEVATION=4723.22 FT (CITY OF BOZEMAN DATUM)
ELEVATION=4738.66 FT. (NGVD-1929)

ELEVATION DATUM

ELEVATIONS SHOWN ARE ON CITY OF BOZEMAN DATUM. TO CONVERT TO NGVD-1929 DATUM ADD 15.44' TO ELEVATIONS SHOWN

NOTE: CURB ELEVATIONS SHOWN ARE AT TOP BACK OF CURB

ALTA/ACSM LAND TITLE SURVEY

FOR
STARBUCKS CORPORATION, THORNTON GATEWAY PARTNERSHIP, III, LLC,
KLC PARTNERS, LLC, STEWART TITLE GUARANTY COMPANY

ALTA/ACSM LAND TITLE SURVEY
LOCATED IN E 1/2 SEC. 2, T. 2 S., R. 5 E.
OF P.M.M., GALLATIN COUNTY, MONTANA

LEGAL DESCRIPTION

Lot 3 of the final plat of HOME DEPOT MINOR SUBDIVISION NO. 319, located in East 1/2 of Section 2, Township 2 South, Range 5 East, P.M.M., Bozeman, Gallatin County, Montana, according to the plat thereof, on file and of record in the office of the Clerk and Recorder, Gallatin County, Montana. Said property is further described as follows:

Beginning at the northwest corner of said Lot 3, thence easterly 091°39'02", assumed azimuth from north, 81.56 feet along the north line of said Lot 3 to a point on a curve with the center of circle lying southwesterly 242°00'28" azimuth, 1577.02 feet from said point, thence southwesterly 273°54' feet on said curve, radius 1577.02 feet and central angle 09°56'30" along the east line of said Lot 3 to a point on a curve with the center of circle lying northwesterly 300°42'45" azimuth 88.00 feet from said point, thence southwesterly 70.83 feet on said curve, radius 88.00 feet and central angle 48°07'06" along the south line of said Lot 3, thence westerly 256°45'50" azimuth 141.83 feet tangent to said curve along said south line, thence northerly 358°33'38" azimuth 43.45 feet along the west line of said Lot 3, thence northerly 001°39'10" azimuth 283.83 feet along said west line to the point of beginning.

Total Area = 45,513 square feet, 1.0448 acres or 4,228.3 square meters

SURVEYOR'S CERTIFICATE

I hereby certify to STARBUCKS CORPORATION, THORNTON GATEWAY PARTNERSHIP, III, LLC, KLC PARTNERS, LLC, STEWART TITLE GUARANTY COMPANY the this map or plat and the survey on which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, NSPS, ACSM and NSPS in 2005, and is an "Urban" survey; this survey includes items 1,2,3,4,5,6,8,9,10,11(b),12,13 and 14 of Table A thereof, and pursuant to the accuracy standards as adopted by ALTA, NSPS, ACSM and in effect on the date of this certification, the undersigned further certifies that the positional uncertainties resulting from the survey measurements made on the survey do not exceed the allowable positional tolerance. The easements shown on this survey are based upon Commitment Policy No. 206096 prepared by Stewart Title Guaranty Company.

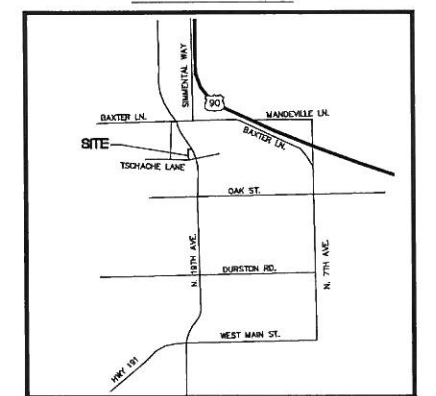
WITNESS the due execution hereof as of this 3rd of August, 2007.
Date of Field Work: June 26, 2007

MARK A. CHANDLER, PE, PLS
Montana Registration No. 9518-ES

NOTE

- Easement Notes**—based on commitment for Title Insurance by Stewart Title Guaranty Company, Bozeman, MT, Order No. 206096, dated June 1, 2007. Number denotes Exception # from Schedule B, Part II.
- Easements and notations as disclosed on recorded plats.
 - Right of way for ditches, creeks or canals as they may now be laid out and flowing over, along and across the subject real property, as disclosed by various instruments of record.
 - Waterline Easement and Agreement granted to the City of Bozeman, recorded June 26, 2002, Document No. 2073228, records of Gallatin County, Montana. (See Survey)
 - Sewer and Water Pipeline and Access Easement and Agreement granted to the City of Bozeman, recorded June 26, 2002, Document No. 2073229, records of Gallatin County, Montana, is across Lot 1, HOME DEPOT MINOR SUBD. No. 319, and does not affect Lot 3.
 - Tschache Lane Street/Utility Easement, recorded September 10, 2002, Document No. 2080515, records of Gallatin County, Montana. (See Survey)
 - Restriction, Easement and Maintenance Agreement, recorded on October 24, 2005, Document No. 2205040, records of Gallatin County, Montana. See Exhibit A, Site Plan, for general areas of Permanent Access Easements, Sanitary Sewer Easements, Storm Sewer Easements and "No Employee Parking" it appears these easements are appurtenant to Lot 3, and do not affect Lot 3.
 - First Amendment to Restriction, Easement and Maintenance Agreement, recorded on July 24, 2006, Document No. 2235641, records of Gallatin County, Montana. Does not create any new easements.
 - Water Pipeline and Access Easement and Agreement, recorded on September 22, 2006, Document No. 2242691, records of Gallatin County, Montana. (Shown on Survey)
 - The terms, conditions, restrictions, obligations, and all other disclosures contained in Restrictive Covenants, recorded October 13, 1999 in Film 203, Page 4689, records of Gallatin County, Montana. Contains Setbacks for M-1 Property 50' from North 19th Avenue right-of-way 25' Front 20' Side and Rear Standard Architecture Restrictions Easements for the installation and maintenance of utilities and drainage facilities (does not affect Lot 3) Architectural Guidelines 50' Wide Greenway Corridor Easement (Also shown on final plat of HOME DEPOT MINOR SUBD. No. 319) Subsequent Amendments, recorded as Document No's. 2052015, 2066585, 2070091, 2076451, and 2104088, all records of Gallatin County, Montana. BUT DELETING FROM THE HEREINABOVE Covenants and Amendments any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
 - Covenants, Conditions and Restrictions contained in Declaration of Protective Covenants for, but deleting any covenant, condition of restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
 - The terms, conditions, restrictions, obligations, and all other disclosures contained in Restrictive Covenants, recorded November 15, 2006, Document No. 2248309, records of Gallatin County, Montana. Contains general easements for the following:
 - (3.1) Ingress, Egress and Parking
 - (3.2) Utility Lines and Facilities
 - (3.3) Signs
 - (3.4) Building Encroachments
 - (3.5) Fire and Emergency Access
 - Supplement to Declaration of Restrictions and Grant of Easements for Stone Ridge Square Parcels 4, 5 and 6, recorded on November 15, 2006, Document No. 2248312, records of Gallatin County, Montana. (No additional Easements Granted)
 - Terms and conditions contained in Commission Resolution No. 2557; Smith Annexation Agreement, including public street easements and Waivers of Right to Protest Creation of various Special Improvement Districts, recorded June 19, 1985 in Film 88, Page 936, records of Gallatin County, Montana. See Survey—Public Street Easement—Film 88, Page 960.
 - Terms, Conditions and Provisions contained in Department of Highways Bargain and Sale Deed, recorded on June 1, 1988 in Film 102, Page 475, records of Gallatin County, Montana. North 19th Avenue right-of-way from Durston to Oak Street. Does not affect Lot 3.
 - Terms, Conditions and Provisions contained in Department of Highways Bargain and Sale Deed, recorded on August 17, 1988 in Film 102, Page 2670, records of Gallatin County, Montana. Part of North 19th Avenue right-of-way from Oak Street to the north line SE 1/4, NE 1/4, Section 2. Does not affect Lot 3.
 - Terms, Conditions and Provisions contained in Department of Highways Bargain and Sale Deed with Easement, recorded on May 1, 1991 in Film 115, Page 3818, records of Gallatin County, Montana. Exhibit 1 N/A, Exhibit 2 N/A. Does not affect Lot 3.
 - Terms and conditions contained in Development Agreement between Grace E. France and Joann L. Cape, as Owner and Home Depot USA, Inc., dated April 1, 2002 and recorded May 24, 2002, Document No. 2070090, records of Gallatin County, Montana. Contains no Easements.

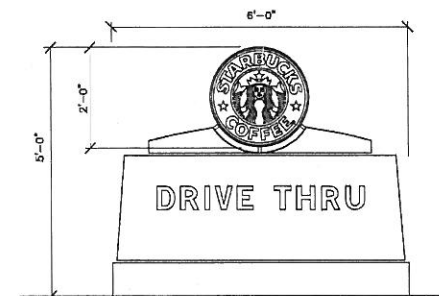
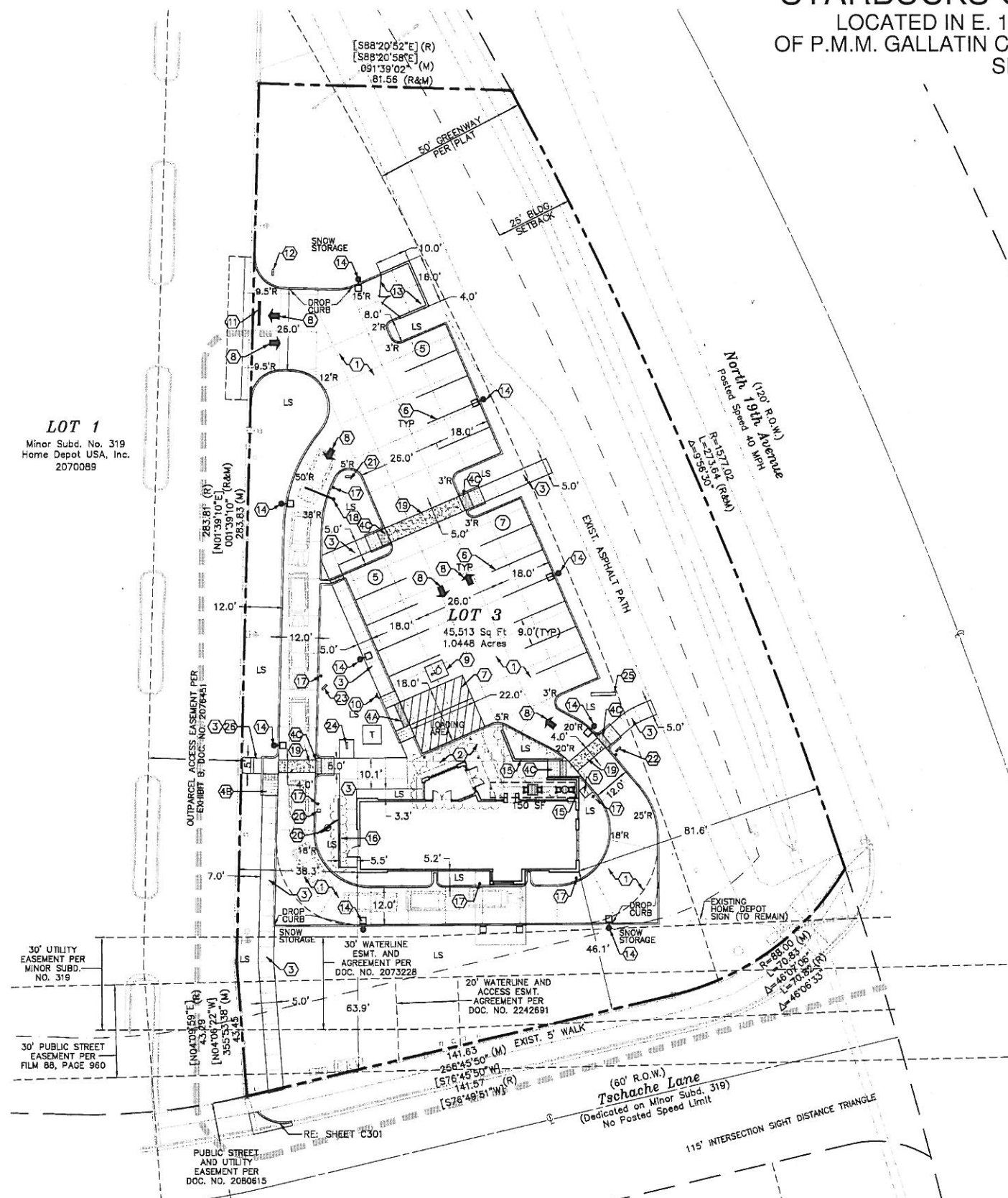
VICINITY MAP



Date Prepared: 07/09/07

#07349(TS)

STARBUCKS COFFEE COMPANY
LOCATED IN E. 1/2 SEC. 2, T. 2 S., R. 5 E.
OF P.M.M. GALLATIN COUNTY, STATE OF MONTANA
SITE PLAN



MONUMENT SIGN
N.T.S.

LEGEND	
EXISTING	PROPOSED
	CURB AND GUTTER
	PROPERTY LINE
	LIGHT POLE
	HANDICAP PARKING SPACE
	LANDSCAPE AREA
	PAINTED TRAFFIC ARROW
	PAINTED STOP BAR
	PARKING COUNT
	EASEMENT
	SETBACK
	RE: SHEET C301 FOR ADDITIONAL INFORMATION
	CONSTRUCTION ROUTE
	DROP CURB

CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE PAVEMENT, RE: GEOTECHNICAL REPORT FOR PAVEMENT RECOMMENDATIONS OR AS APPROVED BY THE STARBUCKS CONSTRUCTION MANAGER.
2. CONSTRUCT PATIO CONCRETE PAVEMENT, RE: GEOTECHNICAL REPORT FOR PAVEMENT RECOMMENDATIONS OR AS APPROVED BY THE STARBUCKS CONSTRUCTION MANAGER. (6'x6' SCORE PATTERN TYP).
3. CONSTRUCT PRIVATE CONCRETE SIDEWALK AS DIMENSIONED, RE: DETAIL B, SHEET C202.
4. CONSTRUCT PRIVATE CURB RAMP TYPE AS SHOWN, RE: DETAIL C, SHEET C202.
5. CONSTRUCT APPROXIMATELY 3'x3' 4-INCH THICK CONCRETE PAD ON COMPACTED SUBGRADE AT BACK OF CURB FOR TRASH CONTAINER AS SHOWN.
6. PAINT 4-INCH WIDE, YELLOW PARKING LOT STRIPES AS SHOWN.
7. PAINT 4-INCH WIDE YELLOW DIAGONAL STRIPES 2-FOOT ON-CENTER WITH 4-INCH WIDE, WHITE BORDER STRIPES AS SHOWN.
8. PAINT YELLOW, VEHICLE DIRECTIONAL ARROW, RE: DETAIL A, SHEET C203.
9. PAINT HANDICAP SYMBOL, RE: DETAIL C, SHEET C203.
10. INSTALL HANDICAP PARKING SIGN, RE: DETAIL A, SHEET C202.
11. PAINT 12-FOOT LONG, 2-FOOT WIDE, WHITE STOP BAR.
12. INSTALL "STOP" SIGN, RE: DETAIL A, SHEET C202.
13. CONSTRUCT TRASH ENCLOSURE, RE: DETAIL D, SHEET C202.
14. INSTALL SITE LIGHTING, RE: PHOTOMETRIC PLAN AND DETAILS.
15. INSTALL BENCH, RE: ARCH. PLANS
16. INSTALL SERVICE YARD BRICK WALL, RE: ARCH. PLANS
17. INSTALL CONCRETE FILLED STEEL PIPE BOLLARD, RE: DETAIL F, SHEET C702.
18. INSTALL CLEARANCE BAR, RE: DETAIL A, SHEET C701.
19. CONSTRUCT COLORED CONCRETE CROSSWALK TO MATCH COLOR AND PATTERN OF EXISTING ADJACENT DEVELOPMENT CROSSWALKS, RE: GEOTECHNICAL REPORT FOR PAVEMENT RECOMMENDATIONS OR AS APPROVED BY THE STARBUCKS CONSTRUCTION MANAGER.
20. INSTALL ORDER POST AND MENU BOARD, RE: DETAIL E, SHEET C701.
21. INSTALL "DRIVE THRU" DIRECTIONAL SIGN, RE: DETAIL C, SHEET C701.
22. INSTALL "THANK YOU" AND "EXIT ONLY" DIRECTIONAL SIGN, RE: DETAIL B, SHEET C701.
23. INSTALL PRE-MENU BOARD, RE: DETAIL D, SHEET C701.
24. CONSTRUCT 6-FOOT BY 4.75-FOOT CONCRETE PAD, 4-INCHES THICK. INSTALL BIKE RACK, RE: DETAIL B SHEET C202, AND DETAIL B, SHEET C203.
25. CONSTRUCT MONUMENT SIGN, RE: DETAIL, THIS SHEET. CONTRACTOR SHALL COORDINATE WORK, INCLUDING FOUNDATION DESIGN, WITH STARBUCKS CONSTRUCTION MANAGER.
26. CONSTRUCT 5-FOOT WIDE, PRIVATE CONCRETE SIDEWALK WITH STEPS, RE: DETAIL D, SHEET C203.

GENERAL NOTES

1. REFER TO SHEET C100 FOR ADDITIONAL PROJECT GENERAL NOTES.
2. THE CONTRACTOR SHALL REFER TO THE GRADING PLAN FOR CURB TYPES AND FLOWLINE ELEVATIONS.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, STAIRS, PRECISE BUILDING DIMENSIONS, AND BUILDING ENTRANCES.
4. ALL SIGNING AND STRIPING WILL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL CODES.
5. REFER TO ARCHITECTURAL PLANS FOR BUILDING SIGNAGE LOCATIONS.
6. REFER TO ARCHITECTURAL PLANS FOR ELECTRICAL REQUIREMENTS.
7. SIGNAGE TO BE ON TIME CLOCK SYNCHRONIZED WITH EXTERIOR SITE LIGHTING.
8. CONTRACTOR SHALL COORDINATE DIRECTIONAL SITE SIGNAGE PERMIT, INSTALLATION, AND SPECIFICATIONS WITH STARBUCKS CONSTRUCTION MANAGER.
9. CONTRACTOR SHALL COORDINATE WIRELESS COMMUNICATIONS PACKAGE, INCLUDING VEHICLE DETECTION LOOP, WIRELESS COMMUNICATION, MONITORS, ETC. WITH STARBUCKS CONSTRUCTION MANAGER. REFER TO ARCHITECTURAL PLAN ELECTRICAL SHEETS ELECTRICAL REQUIREMENTS.
10. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE WITH OWNER AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION TO STARBUCKS FOR APPROVAL.
11. CONTRACTOR SHALL COORDINATE BUILDING, MONUMENT, AND POLE SIGNAGE PERMIT, INSTALLATION, AND SPECIFICATIONS WITH STARBUCKS CONSTRUCTION MANAGER.

OWNER SITE UPDATES

1. ADDED VESTIBULE AND PATIO BUILT-IN BENCHES.
2. REPLACED SERVICE YARD SCREEN FENCE WITH BRICK SCREEN WALL.



STARBUCKS
COFFEE COMPANY
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MONTANA REGISTRATION NO. 17320
EXP. 6/30/08. FOR AND ON BEHALF OF
STERLING DESIGN ASSOCIATES, LLC

ISSUES	DATE	DESCRIPTION
1	09/09/07	COUNTY SUBMITTAL
2	12/13/11	OWNER UPDATE

STARBUCKS COFFEE
19TH AND TSCHACHE LN.
BOZEMAN, MT
GALLATIN COUNTY

PROJECT #: 43758-001

CONCEPT: MSS_V2

ISSUE DATE: 12-13-11
PM: WS
DM: SLADE BLANCHARD
CM:

SHEET TITLE:
SITE PLAN

SCALE:
1" = 20'

SHEET NUMBER
C201

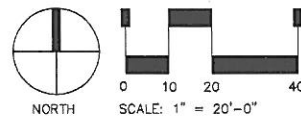
PRELIMINARY
NOT FOR CONSTRUCTION

CALL UTILITY NOTIFICATION
MONTANA
1-800-424-5555
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

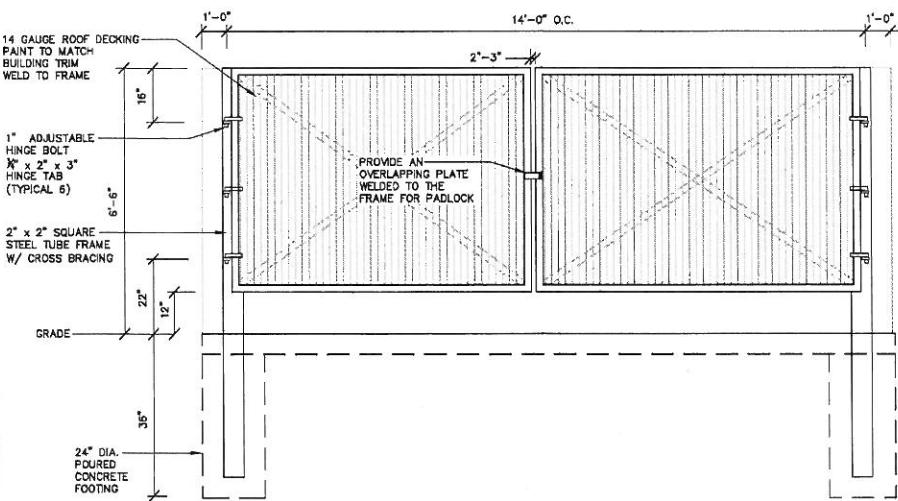
CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

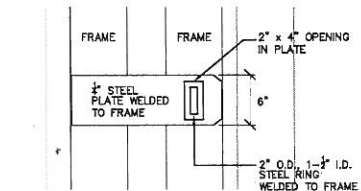
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



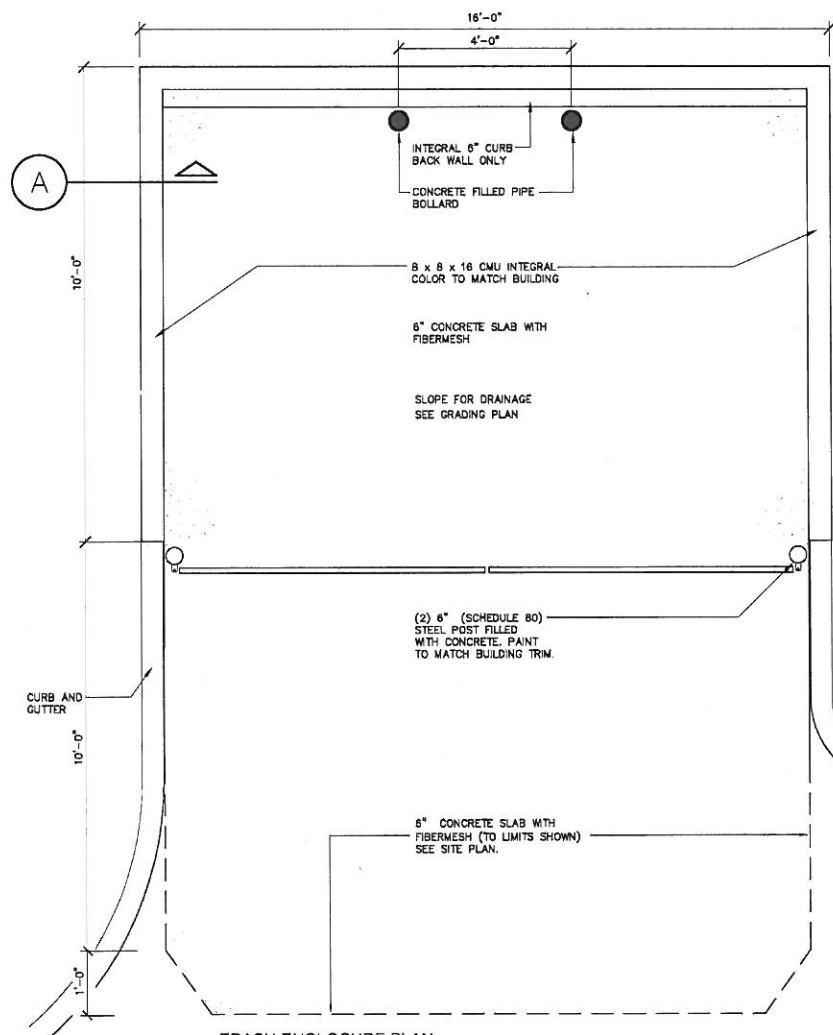
STARBUCKS COFFEE COMPANY
LOCATED IN E. 1/2 SEC. 2, T. 2 S., R. 5 E.
OF P.M.M. GALLATIN COUNTY, STATE OF MONTANA
SITE PLAN DETAILS



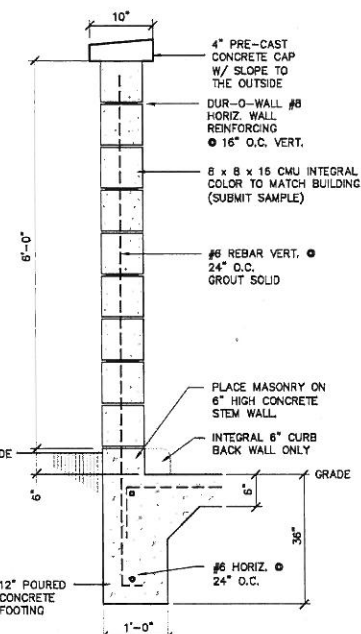
TRASH ENCLOSURE FRONT GATE
SCALE: 1/2"=1'-0"



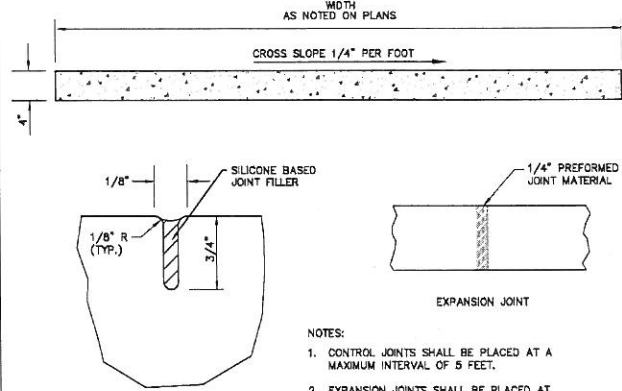
TRASH ENCLOSURE GATE LATCH
N.T.S.



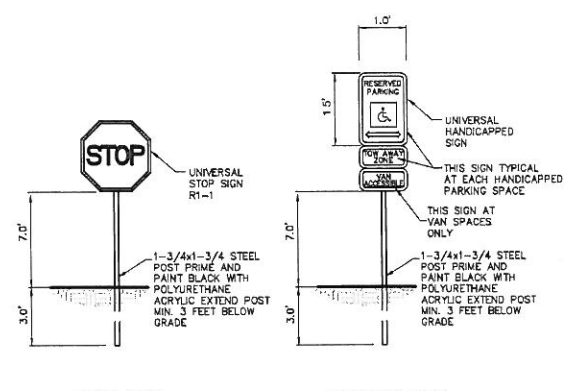
TRASH ENCLOSURE PLAN
SCALE: 1/2"=1'-0"



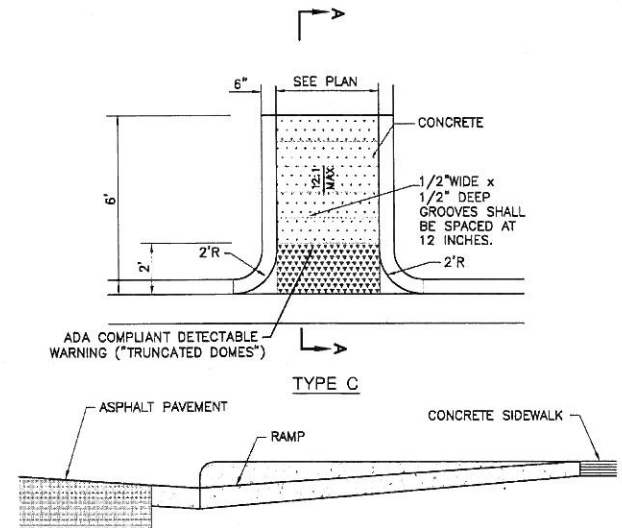
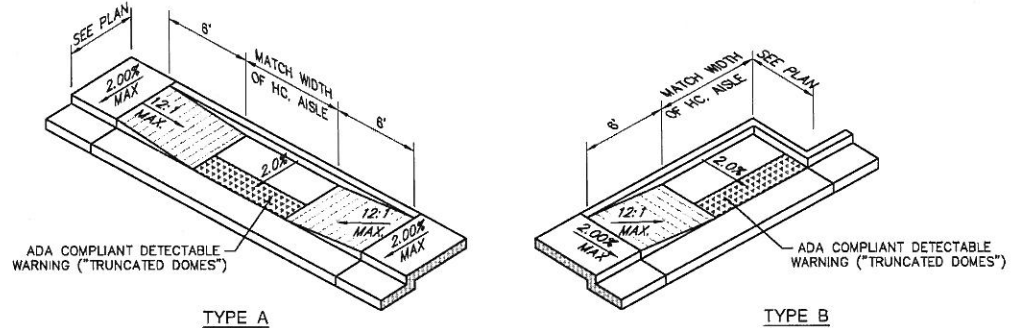
TRASH ENCLOSURE DETAIL
NOT TO SCALE



ON-SITE SIDEWALK DETAIL
NOT TO SCALE



ON-SITE TRAFFIC SIGNAGE DETAIL
NOT TO SCALE



CURB RAMP DETAIL (PRIVATE)
NOT TO SCALE

- NOTES:
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL STANDARDS AND SPECIFICATIONS.
 - CONCRETE FOR SIDEWALK RAMPS SHALL BE MDT CLASS "A" OR "D".
 - RAMP AND WINGS SHALL BE POURED MONOLITHICALLY.
 - MINIMUM WIDTH OF RAMPS SHALL BE 4 FEET AND RAMP SLOPES SHALL NOT BE STEEPER THAN 12:1.
 - MAINTAIN BACK OF WALK ELEVATION AT 2.0% ABOVE TOP OF CURB.
 - NORMAL GUTTER FLOW LINE AND PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA.
 - RAMP SURFACE SHALL HAVE A COARSE BROOM FINISH WITH STRIATIONS PERPENDICULAR TO THE DIRECTION OF RAMP SLOPE.
 - A 1/2" EXPANSION JOINT SHALL BE REQUIRED WHERE THE CONCRETE RAMP JOINS ANY RIGID PAVEMENT OR STRUCTURE.

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MONTANA REGISTRATION NO. 12200
EXP. 6/30/08, FOR AND ON BEHALF OF
STERLING DESIGN ASSOCIATES, LLC

ISSUES	DATE	DESCRIPTION
2	09.09.07 12.13.11	COUNTY SUBMITTAL OWNER UPDATE

PROJECT: STARBUCKS COFFEE
19TH AND TSCHACHE LN.
BOZEMAN, MT
COUNTY: GALLATIN COUNTY

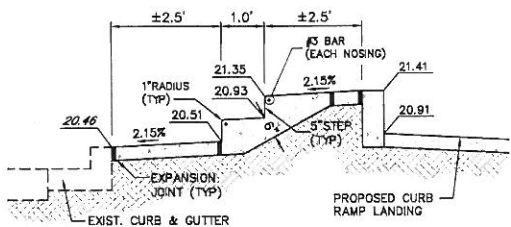
PROJECT #: 43758-001
CONCEPT: MSS_V2
ISSUE DATE: 12-13-11
PM: WS
DM: SLADE BLANCHARD
CM:

SHEET TITLE:
SITE PLAN DETAILS

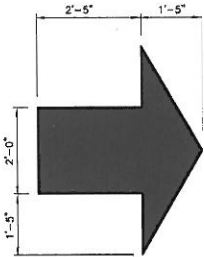
SCALE:
1" = 20'

SHEET NUMBER
C202

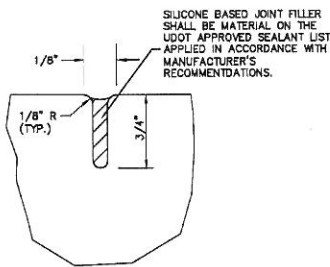
STARBUCKS COFFEE COMPANY
LOCATED IN E. 1/2 SEC. 2, T. 2 S., R. 5 E.
OF P.M.M. GALLATIN COUNTY, STATE OF MONTANA
SITE PLAN DETAILS



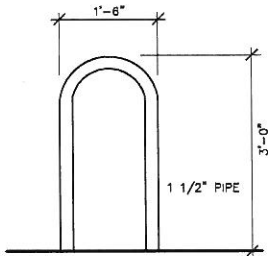
STAIR DETAIL (D)
NOT TO SCALE



DIRECTIONAL ARROW DETAIL (A)
NOT TO SCALE

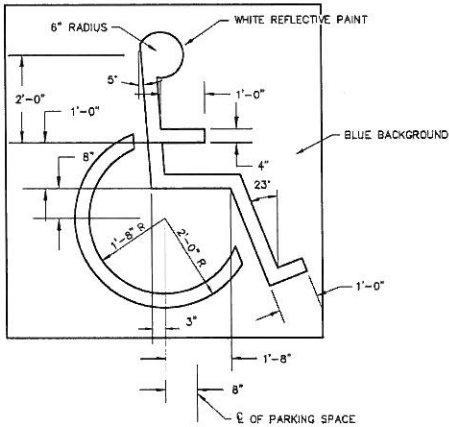


CONTRACTION JOINT DETAIL (E)
NOT TO SCALE



PERMANENT MOUNT, PAINT TO MATCH BLDG TRIM.
INVERTED "U" BIKE RACK
PATTERSON-WILLIAMS (1608-01) WWW.PWATHLETIC.COM

BIKE RACK (B)
NOT TO SCALE



HANDICAP SYMBOL DETAIL (C)
NOT TO SCALE

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JEFFREY A. HOLLEY, P.E.
MONTANA REGISTRATION NO. 17300
EXP. 6.30.08, FOR AND ON BEHALF OF
STERLING DESIGN ASSOCIATES, LLC

ISSUES	DATE	DESCRIPTION
1	09.09.07	COUNTY SUBMITTAL
2	12.13.11	OWNER UPDATE

PROJECT: STARBUCKS COFFEE
19TH AND TSCHACHE LN.
BOZEMAN, MT
COUNTY: GALLATIN COUNTY

PROJECT #: 43758-001
CONCEPT: MSS_V2
ISSUE DATE: 12-13-11
PM: WS
DM: SLADE BLANCHARD
CM:

SHEET TITLE:
SITE PLAN DETAILS

SCALE:
1" = 20'

SHEET NUMBER
C203

STARBUCKS COFFEE COMPANY
LOCATED IN E. 1/2 SEC. 2, T. 2 S., R. 5 E.
OF P.M.M. GALLATIN COUNTY, STATE OF MONTANA
GRADING PLAN



STARBUCKS
COFFEE COMPANY
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DENVER, COLORADO 80210
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ISSUES	DATE	DESCRIPTION
2	09.09.07 12.13.11	COUNTY SUBMITTAL OWNER UPDATE

STARBUCKS COFFEE
PROJECT:
19TH AND TSCHACHE LN.
BOZEMAN, MT
COUNTY:
GALLATIN COUNTY

PROJECT #: 43758-001

CONCEPT: MSS_V2

ISSUE DATE: 12-13-11
PM: WS
DM: SLADE BLANCHARD
CM:

SHEET TITLE:
GRADING PLAN

SCALE:
1" = 20'

SHEET NUMBER
C301

PRELIMINARY
NOT FOR CONSTRUCTION

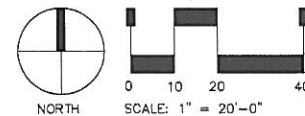
GENERAL NOTES

- REFER TO SHEET C100 FOR ADDITIONAL PROJECT NOTES.
- BENCHMARK VERIFICATION: THE CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
- IF, DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE PROJECT MANAGER FOR STARBUCKS IMMEDIATELY FOR RECOMMENDATIONS.
- ALL GRADING, COMPACTION, AND PAVEMENT CONSTRUCTION WILL BE IN ACCORDANCE WITH RECOMMENDATIONS FROM THE GEOTECHNICAL INVESTIGATION PREPARED SPECIFICALLY FOR THIS SITE.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER FOR STARBUCKS AND THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER AND UTILITIES.
- SPOT ELEVATIONS REPRESENT FLOWLINE OR TOP OF PAVEMENT UNLESS OTHERWISE NOTED (NOT TOP OF CURB).
- CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
- REFER TO SITE PLAN FOR EXTENT OF PAVEMENT AND PAVEMENT SECTIONS.
- GRADES WITHIN PAVING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE WITH THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- WHERE CONSTRUCTION OF NEW CURB AND GUTTER IS ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY PRIOR TO THE PLACEMENT OF ANY CONCRETE: THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS; THE RESULTING CROSS SLOPE WILL BE 2% MINIMUM AND 4% MAXIMUM FROM EXISTING SAWCUT LINE TO THE PROPOSED LIP OF GUTTER; THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION; THE CONTRACTOR SHALL NOT PLACE CONCRETE IN FORMS THAT APPEAR IN ANY WAY INCORRECT.
- THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL LANDSCAPED AND PAVED AREAS.
- ON SITE MATERIALS SUITABLE FOR FILL BENEATH DRIVES AND PARKING AREAS BEYOND 5-FOET OF THE BUILDING SHALL BE COMPACTED IN ACCORDANCE WITH GUIDELINES INCLUDED IN THE GEOTECHNICAL REPORT.
- ALL DISTURBED AREAS THAT ARE NOT DESIGNATED TO BE PAVED SHALL BE LANDSCAPED OR SEEDED, ACCORDING TO THE LANDSCAPE PLAN.
- NO PROPOSED SLOPE IN LANDSCAPED AREAS OR OPEN SPACE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL IN PUBLIC RIGHT OF WAY, OR THREE (3) HORIZONTAL TO ONE (1) VERTICAL ON-SITE.
- EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL GRATES, MANHOLE RIMS, VALVE BOXES, VALVE COVERS, CLEANOUTS, AND VAULT OR BOX COVERS SHALL BE ADJUSTED TO FINISHED GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
- RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAMES TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
- OWNER/CONTRACTOR MUST OBTAIN NPDES STORM WATER DISCHARGE PERMIT FROM THE STATE OF MONTANA, IF REQUIRED.

CONSTRUCTION NOTES

- CONSTRUCT 6-INCH INTEGRAL CURB AND GUTTER W/CATCH PROFILE. RE: DETAIL A, SHEET C302.
- CONSTRUCT 6-INCH INTEGRAL CURB AND GUTTER W/SPILL PROFILE. RE: DETAIL A, SHEET C302.
- TRANSITION FROM CATCH TO SPILL PAN. FIELD VERIFY RUNOFF WILL COMPLETELY EMPTY FROM PAN.
- MATCH LINE, GRADE, AND ELEVATION OF EXISTING CONSTRUCTION.
- CONSTRUCT DOWNSPOUT CHASE IN ALIGNMENT WITH DOWNSPOUT. RE: DETAIL F, SHEET C302. (RE: ARCH PLANS FOR EXACT LOCATION OF DOWNSPOUT.)
- CONSTRUCT ROOF DRAIN CHANNEL IN ALIGNMENT WITH ROOF DRAIN. RE: DETAIL C, SHEET C302. (RE: ARCHITECTURAL PLANS FOR EXACT LOCATION OF ROOF DRAIN.)
- CONSTRUCT 9-INCH CURB AND GUTTER ("DROP CURB") W/SPILL PROFILE. TRANSITION FROM 6-INCH TO 9-INCH VERTICAL CURB OVER 1-FOOT AT BOTH ENDS OF DROP CURB SECTION, WIDTH AS SHOWN ON PLANS. RE: DETAIL B, SHEET C302.
- SAWCUT AND REMOVE EXISTING PAVEMENT, CURB AND GUTTER 4-FOET FROM EXISTING FLOWLINE OF GUTTER. COMPACT SUBGRADE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS. CONSTRUCT PAVEMENT PATCH TO MATCH EXISTING PAVEMENT SECTION. RESULTING GRADE BETWEEN NEW LIP OF GUTTER AND EXISTING EDGE OF PAVEMENT SHALL BE 2% MINIMUM AND 4% MAXIMUM.
- CONSTRUCT 1-FOOT WIDE SIDEWALK CHASE. RE: DETAIL D, SHEET C302.
- CONSTRUCT STANDARD SQUARE STORM DRAIN LINET. RE: CITY OF BOZEMAN DETAIL, SHEET C302.
- CONSTRUCT CONCRETE PIPE OUTLET. RE: DETAIL E, SHEET C302.
- SAWCUT AND REMOVE EXISTING PAVED PATH FOR STORM SEWER CONSTRUCTION. BACKFILL, COMPACT, AND CONSTRUCT PAVEMENT TO MATCH EXISTING PAVEMENT AND SUBGRADE SECTION.
- SAWCUT AND REMOVE EXISTING CONCRETE DRIVE AT LIP LINES EXTENDED AS SHOWN. COMPACT SUBGRADE, AND CONSTRUCT CONCRETE PAVEMENT TO MATCH EXISTING PAVEMENT AND SUBGRADE SECTION. CONSTRUCT 12-FOOT RADIUS CONCRETE CURB AND GUTTER AS SHOWN. TAPER CURB HEIGHT FROM 0-INCHES AT NORTH END TO 6-INCHES AT EAST END TO MATCH TAPERED CURB ACROSS TSCHACHE LANE TO SOUTH.

EXISTING	LEGEND	PROPOSED
32'	CONTOUR	-95-
54.22	SLOPE PERCENTAGE	0.50%
18"STM	SPOT ELEVATION	54.22
	CURB AND GUTTER	18"STM
	STORM SEWER W/INLET	
TC	TOP OF CURB	
HP	HIGH POINT	
LP	LOW POINT	



LOT 1
Minor Subd. No. 319
Home Depot USA, Inc.
2070089

30' UTILITY
EASEMENT PER
MINOR SUBD.
NO. 319

30' PUBLIC STREET
EASEMENT PER
FILM 88, PAGE 960

OUTPARCEL ACCESS EASEMENT PER
EXHIBIT B, DOC. NO. 2070451

30' WATERLINE
ESMT. AND
AGREEMENT PER
DOC. NO. 2073228

20' WATERLINE AND
ACCESS ESMT.
AGREEMENT PER
DOC. NO. 2242691

PUBLIC STREET
AND UTILITY
EASEMENT PER
DOC. NO. 2080615

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

CALL UTILITY NOTIFICATION
MONTANA
1-800-424-5555

CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.